

**Washington County Land Use Authority Meeting
March 12, 2013**

The Washington County Land Use Authority Meeting was held Tuesday, March 12, 2013 in the Council Chambers of the Washington County Administration Building located at 197 E. Tabernacle, St. George, UT. The meeting was convened at 1:30 p.m.

Commissioners present: JoAnn Balen, Julie Cropper, Mike Stucki, Kim Ford, Dave Everett, and Doug Wilson.

Excused: Deborah Christopher, and Rick Jones.

Staff present: Scott Messel, Planning & Zoning Administrator; Kurt Gardner, Building Official; Todd Edwards, County Engineer; Eric Clark, Deputy Attorney; Dean Cox, County Administrator; Kim Hafen, County Clerk; and Doreen Bowers-Irons, Planning Secretary.

Vice Chairman Kim Ford stated he would convene the meeting as Chairman Wilson was not in attendance at the time. He welcomed and thanked everyone for attending. He led the Pledge of Allegiance, after which, he explained meeting protocol.

I. CONDITIONAL USE PERMIT EXTENSION. Review the Conditional Use Permit extension an exception to height limitations on a 60' silo and to establish a batch plant at Snowfield Rock Products, which is an existing gravel crushing operation north of Pintura; Tom Walbom/Granite Construction Company, applicant.

Mr. Messel reported in 2010, Granite Construction received conditional use approval for an asphalt batch plant at the existing Snowfield Rock Products Gravel Pit located on the east side of I-15, just north of Exit 31. The conditional use included the approval of a 60' silo. Extensions for the conditional use have been granted each year since 2010. Granite Construction is no longer using this location and is not seeking another extension. The equipment has been removed from the site.

Staff reviewed the project and would recommend the Planning Commission take no action to renew the conditional use for the 60' silo and asphalt batch plant for Granite Construction at Snowfield Rock Products allowing the permit to expire.

Motion: Commissioner Stucki MOVED to take no action on the conditional use permit thereby causing the permit to expire. Commissioner Cropper SECONDED. The motion carried with all four (4) Commissioners voting in favor.

II. CONDITIONAL USE PERMIT EXTENSION. Review a Conditional Use Permit for the 2013 "Tour del Sol" bike ride to be held March 23 & 24, 2013. The route will loop from St. George up Hwy.18 to Veyo then back via the road from Veyo to Gunlock and Hwy. 91 to Beaver Dam area and back to St. George; Spin Geeks, LLC/Red Rock Bicycle, applicant.

Mr. Messel reported the 2013 "Tour Del Sol" is a stage cycle event from March 23rd and 24th. Stage 3 is the only event that will take place in unincorporated Washington County, from Gunlock to Veyo and St. George and back to Gunlock via Old Hwy. 91. Stage 3 is about a 4 hour event that starts at 8:00 a.m. on Sunday March 24th at the Gunlock Reservoir. The racers are divided onto groups and will be riding single file for the approximately 40 mile loop. Last year's event had approximately 300 participants. The applicable items on the County's Special Events Checklist such as sanitary facilities and a proper insurance policy have been addressed. There have been no complaints from the previous races.

Staff has reviewed the event and requirements and recommends the Planning Commission approve the Conditional Use Permit Extension for the 2013 "Tour Del Sol" Event.

Commissioner Stucki asked about the road construction on Old Hwy. 91 that was brought up at the last meeting.

Mr. Edwards stated the project is winding up right now. All that is left to do is the fencing and clean up work that should be completed within the next day or two. There should be no conflict with the race.

Chairman Wilson arrived and took over the meeting. He apologized for being late and thanked Mr. Ford for taking over for him.

Margaret Gibson briefed the commission on the project. She indicated they have not received the number of registrations needed to hold the race at this time. There are still a couple of weeks left for registration. However, if they do not get the numbers they need they will not hold the event as it is a costly race to put on. She stated this is a sanctioned race and the participants are less likely to violate the regulations as it is a point's event. The participants are required to follow official rules or they are disqualified. She reported on the percentages of participants from outside the area who participate in the event.

A discussion took place regarding bike riders and vehicle traffic and safety their issues along with why riders can not ride on certain surfaces.

Motion: Commissioner Stucki MOVED to approve the Conditional Use Permit Extension for the 2013 "Tour Del Sol" bike ride to be held March 23 & 24, Spin Geeks LLC./Red Rock Bicycle Company, applicants. Commissioner Balen SECONDED. The motion carried with all five (5) Commissioners voting in favor.

III. STAFF DECISIONS. Review of decisions from the Land Use Authority Staff Meeting held on March 05, 2013; County initiated.

Mr. Messel reported on the items discussed at Staff Meeting held on March 05, 2013. He stated no action was taken on any of the items which included the following:

- Zion 100 Race route;
- A possible Solar Farm within the county;
- Conditional use for a single family dwelling;
- Sky Ranch Phase 6

A discussion occurred regarding the items discussed in the staff meeting and their issues.

IV. MINUTES. Consider approval of the minutes of the regular planning commission meetings held on February 12 & 26, 2013.

The commission discussed the minutes and a minor correction to the February 12, 2013 minutes.

Motion: Commissioner Ford MOVED to approve the Minutes of February 12, 2013 with corrections and the Minutes of February 16, 2013 as written. Commissioner Balen SECONDED. The motion carried with all five (5) Commissioners voting in favor.

V. COUNTY COMMISSION ACTION REVIEW. Review of action taken by the County Commission on planning items; County initiated.

Mr. Messel stated there was nothing to report.

VI. COMMISSION & STAFF REPORTS. General reporting on various topics; County initiated.

Mr. Clark informed the commission they will be having a work meeting on March 26, 2013 regarding conditional use permits and two other issues that have come up. This will include some policy/ordinance discussion about potential policy changes that addresses liability. So instead of having the applicant come in to raise more question, we will have the work meeting to go over all issues.

Commissioner Stucki moved to adjourn the meeting at 2:10 p.m.

Doreen Bowers-Irons, Planning Secretary

Approved: 09 April 2013